

PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by COMMISSIONER McSWAIN.

CALL TO ORDER: 6:04 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN, LEO DAVENPORT AND DAVID STEINMAN

EXCUSED: CHAIRMAN TODD NIGRO

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., FLINN FAGG – PLANNING & DEVELOPMENT DEPT., GINA VENGLASS – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, LEAN COLEMAN – CITY CLERK'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE

GARY LEOBOLD, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance, tabled or withdrawn without prejudice. Letters are on file for each of the requests.

Item 9 [VAC-6725]	Abeyance to 8/11/2005
Item 10 [VAR-6681]	Abeyance to 7/28/2005
Item 11 [WVR-6682]	Abeyance to 7/28/2005
Item 31 [SUP-6690]	Abeyance to 7/28/2005
Item 32 [SUP-6713]	WITHDRAWN WITHOUT PREJUDICE
Item 36 [SDR-6703]	Abeyance to 8/11/2005

MR. LEOBOLD also indicated that staff requested the following item be tabled.

Item 37 [TXT-6120]	TABLED
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COMMISSIONER DAVENPORT pointed out that his backup indicated Item 8 was going to be held in abeyance to 8/11/2005 but it was not referenced. MR. LEOBOLD explained that there was a typo and it should have read Item 9, which was read into the record as a request for abeyance.

VICE CHAIRMAN TRUESDELL indicated that when Item 37 [TXT-6120] is brought back before the Commission he would abstain because he owns property within the notice area.

GOYNES – Motion to HOLD IN ABEYANCE Item 10 [VAR-6681], Item 11 [WVR-6682] and Item 31 [SUP-6690] to the 7/28/2005 Planning Commission Meeting; Item 9 [VAC-6725] and Item 36 [SDR-6703] to the 8/11/2005 Planning Commission Meeting; TABLE Item 37 [TXT-6120]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SUP-6713] – UNANIMOUS with NIGRO excused

(6:06 – 6:09)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

SUBJECT:

Approval of the minutes of the May 26, 2005 Planning Commission Meeting

MOTION:

DAVENPORT - APPROVED – UNANIMOUS with NIGRO excused

MINUTES:

COMMISSIONER DAVENPORT explained that he had called the City Clerk's Office with some discrepancies regarding the minutes from May 26, 2005. He confirmed with DEPUTY CITY CLERK LEAN COLEMAN that those issues had been researched and corrected.

(6:05)

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AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

VICE CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

VICE CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

VICE CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TMP-6612 - TENTATIVE MAP - CLUB RENAISSANCE - APPLICANT/OWNER: CLUB RENAISSANCE PARTNERS, LLC, ET AL - Request for a Tentative Map FOR A MIXED-USE SUBDIVISION WITH 912 RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT on 1.28 acres adjacent to the southeast corner of Bonneville Avenue and Casino Center Boulevard (APN 139-34-311-058, 059, 060, 061, 062, 063, 064, and 065), C-2 (General Commercial) Zone and C-2 (General Commercial) Zone under Resolution of Intent to R-4 (High Density Residential) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-6672] because her company, Terra Contracting, does work with Becker Realty and NIGRO excused

This is Final Action

NOTE: Vice Chairman Truesdell disclosed that although he owns property in the downtown notification area for Item 1 [TMP-6612], he would be voting because his vote would have no bearing on the economic value of his property.

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:11)

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 1 – TMP-6612

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5662) and the Downtown Centennial Plan Development Standards.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

5. The Final Map for this site shall be a “Merger and Resubdivision” map as required by the City of Las Vegas City Surveyor.
6. Extend public sewer to the southern edge of this site in Casino Center Boulevard to a location and depth acceptable to the City Engineer. Coordinate with the Sanitation Planning section of the Department of Public Works for an oversized sewer refunding agreement. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Site development to comply with all applicable conditions of approval for SDR-5662 and all other applicable site-related actions.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 1 – TMP-6612

CONDITIONS – Continued:

8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.
9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-6672 - TENTATIVE MAP - BRENTWOOD COVE - APPLICANT: BECKER REALTY - OWNER: UNICORN BRENT LLC, ET AL - Request for a Tentative Map FOR A 55-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.99 acres adjacent to the southwest corner of Brent Lane and Thom Boulevard (APNs 125-12-602-001 and 125-12-601-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 units per acre) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining on Item 2 [TMP-6672] because her company, Terra Contracting, does work with Becker Realty and NIGRO excused

This is Final Action

NOTE: Vice Chairman Truesdell disclosed that although he owns property in the downtown notification area for Item 1 [TMP-6612], he would be voting because his vote would have no bearing on the economic value of his property.

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:11)

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 2 – TMP-6672

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The development shall conform to the conditions of approval for the approved Site Development Plan Review (SDR-6256) and Rezoning (ZON-6255).
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map that includes the conditions of approval in this report shall be approved by staff of the Planning and Development Department and Public Works Department.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development shall be subject to the conditions of City departments and State subdivision statutes.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

Public Works

8. The Final Map for this site should be a "Merger and Resubdivision" map, as required by the City of Las Vegas City Surveyor.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 2 – TMP-6672

CONDITIONS – Continued:

9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. Site development to comply with all applicable conditions of approval for ZON-6255, SDR-6256, and all other subsequent site related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☒ **CONSENT** ☐ **DISCUSSION**

SUBJECT:

TMP-6701 - TENTATIVE MAP - TENAYA VILLAGE - APPLICANT: SHEA COMMERCIAL - OWNER: TENAYA VILLAGE INVESTORS, LLC - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 10.04 acres adjacent to the south side of Azure Drive, approximately 1,250 feet west of Tenaya Way (APNs 125-27-113-003 and 125-27-222-007), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 2 [TMP-6672] because her company, Terra Contracting, does work with Becker Realty and NIGRO excused

This is Final Action

NOTE: Vice Chairman Truesdell disclosed that although he owns property in the downtown notification area for Item 1 [TMP-6612], he would be voting because his vote would have no bearing on the economic value of his property.

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:11)

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 3 – TMP-6701

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6109) and the Town Center Development Standards.
3. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
6. Site development to comply with all applicable conditions of approval for SDR-6109 and all other subsequent site related actions.
7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-6702 - TENTATIVE MAP - SPINNAKER VILLAGE IV - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C. - Request for a Tentative Map FOR A 52-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with McSWAIN abstaining on Item 2 [TMP-6672] because her company, Terra Contracting, does work with Becker Realty and NIGRO excused

This is Final Action

NOTE: Vice Chairman Truesdell disclosed that although he owns property in the downtown notification area for Item 1 [TMP-6612], he would be voting because his vote would have no bearing on the economic value of his property.

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

(6:09 – 6:11)

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 4 – TMP-6702

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6301) and the Town Center Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes. Public Works
7. Provide public sewers within each private drive.
8. Site development to comply with all applicable conditions of approval for ZON-6297 and all other applicable site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 4 – TMP-6702

CONDITIONS – Continued:

improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

MSP-6716 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: PECCOLE NEVADA CORPORATION - OWNER: BANKWEST OF NEVADA, ET AL - Request for a Master Sign Plan FOR AN APPROVED RETAIL CENTER on a portion of 5.84 acres adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APNs 163-06-101-003 through 005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

SET DATE: 07/06/05

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. City Council Approval Letter for SDR-1136

MOTION:

GOYNES – APPROVED subject to conditions on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685] – **UNANIMOUS** with McSWAIN abstaining on Item 8 [VAC-6685] because her company, Terra Contracting, is doing work for Picerne, Providence, LLC., and NIGRO excused

To be heard by the City Council 7/20/2005

MINUTES:

VICE CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 5 – MSP-6716

MINUTES – Continued:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685].

GARY LEOBOLD, Planning & Development, explained that letters were received from the applicants of all the items except Item 6 [VAC-6614]. JASON LIVELY, Aztec Engineering, 3320 North Buffalo Drive, Suite 106, appeared on behalf of the applicant for that item and concurred with all conditions.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685].

(6:11 – 6:14)

1-229

CONDITIONS:

Planning and Development

1. Conformance to the sign criteria, sign elevations, and building elevations date stamped 05/10/05, except as amended by conditions herein.
2. All signage shall have proper permits obtained through the Building and Safety Department.
3. All monument signs shall be setback a minimum of five feet from all property lines.
4. Address numbers shall be provided as required by the Planning and Development Department.
5. Any future amendments to this Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

6. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.
7. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-17-90, Site Development Plan Review SDR-1136 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-6614 - VACATION - PUBLIC HEARING - APPLICANT: AZTEC ENGINEERING - OWNER: TOWNE VISTAS, LLC - Petition to Vacate U.S. Government Patent Easements generally located south of Bath Drive, west of Dapple Gray Road alignment Ward 6 (Mack).

SET DATE: 07/06/05

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685] – **UNANIMOUS** with McSWAIN abstaining on Item 8 [VAC-6685] because her company, Terra Contracting, is doing work for Picerne, Providence, LLC., and NIGRO excused

To be heard by the City Council 7/20/2005

MINUTES:

VICE CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685].

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 6 – VAC-6614

MINUTES – Continued:

GARY LEOBOLD, Planning & Development, explained that letters were received from the applicants of all the items except Item 6 [VAC-6614]. JASON LIVELY, Aztec Engineering, 3320 North Buffalo Drive, Suite 106, appeared on behalf of the applicant for that item and concurred with all conditions.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685].

(6:11 – 6:14)

1-229

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Rezoning application ZON-6103 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 6 – VAC-6614

CONDITIONS – Continued:

where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-6646 - VACATION - PUBLIC HEARING - APPLICANT: WAGNER HOMES - OWNER: DAY STAR VENTURES, L.L.C. - Petition to Vacate U.S. Government Patent Easements generally located west of Grand Canyon Drive, north of Farm Road, Ward 6 (Mack).

SET DATE: 07/06/05

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685] – **UNANIMOUS** with McSWAIN abstaining on Item 8 [VAC-6685] because her company, Terra Contracting, is doing work for Picerne, Providence, LLC., and NIGRO excused

To be heard by the City Council 7/20/2005

MINUTES:

VICE CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685].

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 7– VAC-6646

MINUTES – Continued:

GARY LEOBOLD, Planning & Development, explained that letters were received from the applicants of all the items except Item 6 [VAC-6614]. JASON LIVELY, Aztec Engineering, 3320 North Buffalo Drive, Suite 106, appeared on behalf of the applicant for that item and concurred with all conditions.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685].

(6:11 – 6:14)

1-229

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Rezoning application ZON-5488 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
2. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
4. All development shall be in conformance with code requirements and design standards of all City departments.
5. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 7– VAC-6646

CONDITIONS – Continued:

where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

6. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-6685 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PICERNE PROVIDENCE, LLC - Petition to Vacate a U.S. Government Patent Easement generally located north of Deer Springs Way, west of Hualapai Way alignment, Ward 6 (Mack).

SET DATE: 07/06/05

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685] – **UNANIMOUS** with McSWAIN abstaining on Item 8 [VAC-6685] because her company, Terra Contracting, is doing work for Picerne, Providence, LLC., and NIGRO excused

To be heard by the City Council 7/20/2005

MINUTES:

VICE CHAIRMAN TRUESDELL explained that these items will be considered in One Motion/One Vote and are routine public hearing items that have no protests, waivers from the Code or condition changes by the applicant or staff. All public hearings will be opened at one time. Any person representing the applicant or a member of the Planning Commission, not in agreement with all standard conditions for the applications recommended by staff, may request to have an item removed from this part of the Agenda.

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685].

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 8 – VAC-6685

MINUTES – Continued:

GARY LEOBOLD, Planning & Development, explained that letters were received from the applicants of all the items except Item 6 [VAC-6614]. JASON LIVELY, Aztec Engineering, 3320 North Buffalo Drive, Suite 106, appeared on behalf of the applicant for that item and concurred with all conditions.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 5 [MSP-6716], Item 6 [VAC-6614], Item 7 [VAC-6646] and Item 8 [VAC-6685].

(6:11 – 6:14)

1-229

CONDITIONS:

1. The Order of Relinquishment shall be revised to retain a Public Sewer Easement centered over the existing sewer lines within the proposed vacation area.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The Drainage Study required with Site Development Plan Review SDR-4730 may be used to satisfy this requirement, provided that the area requested for vacation is addressed within the study.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Relinquishment of Interest shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 8 – VAC-6685

CONDITIONS – Continued:

and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

7. If the Order of Relinquishment of Interest is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-6725 - VACATION - PUBLIC HEARING - APPLICANT: D.R.HORTON, INC. - OWNER: RANCHO DRIVE LLC - Petition to Vacate a portion of an existing cul-de-sac at the south end of Rebecca Road, south of Rancho Santa Fe Drive, Ward 6 (Mack).

SET DATE: 07/06/05

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Lette

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 10 [VAR-6681], Item 11 [WVR-6682] and Item 31 [SUP-6690] to the 7/28/2005 Planning Commission Meeting; Item 9 [VAC-6725] and Item 36 [SDR-6703] to the 8/11/2005 Planning Commission Meeting; TABLE Item 37 [TXT-6120]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SUP-6713] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:05)
1-47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - VAR-6681 - VARIANCE - PUBLIC HEARING - APPLICANT: THE APARTMENT COMPANY - OWNER: RANCHO DEL SOL, LLC - Request for a Variance TO ALLOW A REDUCTION OF MINIMUM LOT SIZE, SETBACKS AND DWELLING UNITS PER LOT on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street (APNs 139-26-503-006 and 007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 10 [VAR-6681], Item 11 [WVR-6682] and Item 31 [SUP-6690] to the 7/28/2005 Planning Commission Meeting; Item 9 [VAC-6725] and Item 36 [SDR-6703] to the 8/11/2005 Planning Commission Meeting; TABLE Item 37 [TXT-6120]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SUP-6713]– UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - WVR-6682 - WAIVER RELATED TO VAR-6681 - PUBLIC HEARING
- APPLICANT: THE APARTMENT COMPANY - OWNER: RANCHO DEL SOL, LLC
 - Request for a Waiver of Title 18.12.105 TO ALLOW A 14-FOOT PRIVATE DRIVE WIDTH WHERE 24 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A PRIVATE DRIVE LENGTH OF 665 FEET WHERE 200 IS THE MAXIMUM ALLOWED; AND A WAIVER OF TITLE 18.12.130 TO ALLOW A PRIVATE DRIVE, WHICH TERMINATES AT A LENGTH OF OVER 150 FEET TO NOT END WITH A CIRCULAR TURN AROUND OR EMERGENCY CRASH GATE on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street (APNs 139-26-503-006 and 007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 10 [VAR-6681], Item 11 [WVR-6682] and Item 31 [SUP-6690] to the 7/28/2005 Planning Commission Meeting; Item 9 [VAC-6725] and Item 36 [SDR-6703] to the 8/11/2005 Planning Commission Meeting; TABLE Item 37 [TXT-6120]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SUP-6713]– UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:05)

1-47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - SDR-6341 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LATINOS R US LLC - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND WAIVERS OF THE PERIMETER, STREET, AND FOUNDATION LANDSCAPE STANDARDS on 0.11 acres located at 1709 South Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions and amending the following conditions:

4. The proposed exterior colors of the building shall be approved by staff *and the building painted in its entirety* prior to the issuance of a Certificate Of Occupancy permit.
 9. All development shall be in conformance with the site plan and building elevations, date stamped 06/22/05 except as amended by conditions herein.
- UNANIMOUS with NIGRO excused

To be heard by the City Council 7/20/05

NOTE: A subsequent motion by Davenport to hold the item in abeyance to the 7/14/2005 Planning Commission meeting, which passed UNANIMOUSLY with Nigro abstaining, was reconsidered with a motion by Davenport, which also passed UNANIMOUSLY with Nigro abstaining.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 12 – SDR-6341

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, explained that this application has been before the Board previously and was held to revise the plans and a second time because the applicant could not attend the meeting. The residence to office conversion is consistent with previous approvals along Eastern Avenue and staff supported the request. He noted there was a condition requiring the parking in the back be angled and that a drive aisle be completed to satisfy Traffic Engineering. The revised plan has been submitted and the condition has been fulfilled. He suggested Condition 9 amended to reflect a Site Plan dated 6/22/2005.

Because the applicant was not present, VICE CHAIRMAN TRUESDELL suggested trailing the item to give the applicant time to arrive. COMMISSIONER EVANS had questions for the applicant so he supported trailing the item. DEPUTY CITY ATTORNEY BRYAN SCOTT suggested tabling the item until the applicant can appear at the meeting. COMMISSIONER DAVENPORT did not want to table the item because it would result in the necessity of renotification. He suggested abeying the item for two weeks and sending a letter to the applicant indicating it will be heard at that time, whether a representative is present or not.

After the Citizens Participation portion of the meeting, ADA ARGUETA, applicant appeared and requested her item be heard. It was agreed that because the meeting had not been adjourned, her item could be reconsidered. She concurred with all conditions.

COMMISSIONER EVANS had concerns about the landscaping and character on Eastern Avenue. Approvals were made in that corridor that he found to be egregious. There are strobe lights, flashing lights and neon lights on structures in that area and there is copy on all sides of some of the buildings. He wanted assurance that the proposed structure would not have banners, flags and multi-colored items hanging off the building so a professional look can be maintained. He emphasized to MS. ARGUETA that he would be reporting any offenses to Code Enforcement.

COMMISSIONER McSWAIN questioned the bare wood eaves on the structure and confirmed with MS. ARGUETA that there was a condition relating to the colors chosen for the paint. The Commissioner asked that a condition be added to insure the entire building would be painted. MARGO WHEELER, Planning and Development Department, read the amended language for Condition 4 into the record.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:31 – 6:36/8:44 – 8:50)

1-889/2-2102

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 12 – SDR-6341

CONDITIONS:

Planning and Development

1. Waivers of the perimeter, parking lot, and foundation landscaping are hereby approved.
2. The trash enclosure shall be covered and screened as required by the Commercial Design Standards. The enclosure shall be relocated to be a minimum of 50 feet from the residential zone to the east.
3. The parking spaces shall be revised to meet the angle parking space and drive isle width standards of the Code. Only four parking spaces are required with one being handicapped. The required van accessible handicapped parking space shall meet 1992 CABO/ANSI A117.1, Section 4.6, and the City of Las Vegas Planning Department, Title 19, Chapter 19.10 G3a requirements.
4. The proposed exterior colors of the building shall be approved by staff prior to the issuance of a Certificate Of Occupancy permit.
5. Prior to issuance of an occupancy permit, a cross access agreement shall be obtained from or between the properties to the south.
6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a certificate of occupancy building permit, to reflect conformance with condition number three (3).
7. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
8. All City Code requirements and design standards of all City departments must be satisfied.
9. All development shall be in conformance with the site plan and building elevations, date stamped 05/03/05 except as amended by conditions herein.
10. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.
11. A landscaping plan must be submitted prior to or at the same time application is made for a building permit. All substandard plant materials shall be replaced in accordance with this condition.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 12 – SDR-6341

CONDITIONS – Continued:

12. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
13. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets except single-family residential development. Air conditioning units shall not be mounted on rooftops residential development.
15. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
17. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Public Works

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site of this site. Coordinate with the Land Development Section of the Department of Public Works to determine what improvements are substandard.
19. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits. Civil Drawings submitted for approval must show the traffic flow on adjacent parcel to the south.
20. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage patterns for this site prior to the issuance of any grading or building permits or submittal of construction drawings, whichever may occur first. Provide and improve all drainageways as recommended.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 12 – SDR-6341

CONDITIONS – Continued:

21. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Eastern Avenue public right-of-way adjacent to this site prior to the issuance of any permits for this site.
22. Site development to comply with all applicable conditions of approval for Z-43-99 and all other subsequent site-related actions.
23. Landscape and maintain all unimproved right-of-way, if any, on Eastern Avenue adjacent to this site

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - ROC-6399 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC - Request for a Review of Condition #8 of an approved Site Development Plan Review [Z-0093-93(2)] WHICH REQUIRED A SIX-FOOT WALL ALONG THE SIDE AND REAR PROPERTY LINES at 921-931 West Owens Avenue (APN 139-28-503-024), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to condition and adding the following condition:

- *The applicant shall plant trees and shrubs in accordance with Code requirements within the eight-foot area along the south property line and to the extent possible, within the area closest to the fence. If this requires planting on the adjacent property, the applicant shall endeavor to obtain an easement or encroachment agreement from the adjoining owner to enable the planting and maintenance of landscaping within this area.*

– **UNANIMOUS** with NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, indicated that the item had been before the Board

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 13 – ROC-6399

MINUTES – Continued:

previously at the May 12th and June 9th meetings. The application is a review of Condition 8 regarding an existing metal fence constructed by the apartment complex south of the subject site. If the applicant were to construct a wall, it would be three feet away from the metal fence and would create a void. There was discussion of planting landscaping in the area in lieu of building the wall. Staff recommended approval of the application subject to an additional condition, which MR. LEOBOLD read for the record.

JOHN EDMOND, applicant, appeared and explained that there was another block wall type of fence encroaching on his property, but he had that removed since the application was first heard by the Board. The block wall would have been placed next to the fence that was removed so that there would have been three fences in that area with dead space between each. MR. EDMOND stated he would provide landscaping right up to the sidewalk. A landscape plan was submitted to the City to show there would be trees and several types of shrubbery in the area. He concurred with the additional condition read into the record by MR. LEOBOLD.

COMMISSIONER DAVENPORT asked if a condition could be added requiring a block wall be constructed in the event the existing metal fence were removed. MR. EDMOND felt that if the metal fence came down, the other property owner would be responsible for constructing the block wall. VICE CHAIRMAN TRUESDELL noted that even if MR. EDMOND was willing to maintain the landscaping, there could be a problem if the adjacent property owner would not allow him access to the property to maintain the landscaping. The wrought iron fence was built off the property line on purpose and he thought Neighborhood Services could intervene, if necessary, to enforce the landscape maintenance with the apartment owner. MR. EDMOND assured the Commission that the landscaping would be well maintained.

COMMISSIONER GOYNES asked if there would be other access points aside from “H” Street. MR. EDMOND explained there were two access points on “H” Street.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:36 – 6:46)

1-1061

CONDITION:

Planning and Development

1. Conformance to all applicable Conditions of Approval for Rezoning Z-0093-93, Site Development Plan Review Z-0093-93(2) and all other site related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-6715 - REZONING - PUBLIC HEARING - APPLICANT: LAS VEGAS POLICE PROTECTIVE ASSOCIATION METRO, INC. - OWNER: CITY OF LAS VEGAS -
Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.31 acres at 311 North Eleventh Street (APN 139-34-512-033), Ward 5 (Weekly).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because the applicant is a tenant of the building he owns at 201 Las Vegas Boulevard South and NIGRO excused

To be heard by the City Council 7/20/05

NOTE: Vice Chairman Truesdell disclosed that he owns a building at 201 Las Vegas Boulevard South and the Las Vegas Police Protective Association is a tenant at that location. He did not recognize any conflicts but thought it was in his best interest to abstain.

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, explained that the proposed designation would be in conformance with the General Plan for the area. The proposed rezoning conforms to the range of land use designations that are contemplated within the mixed-use component of the plan and within the Downtown Centennial Plan. Staff recommended approval of the rezoning.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 14 – ZON-6715

MINUTES – Continued:

BERNIE CHIPPOLETTI appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

COMMISSIONER GOYNES declared the Public Hearing closed.

(6:46 – 6:48)

1-1447

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
4. Landscape and maintain all unimproved right-of-way, if any, on Seventh Street adjacent to this site.
5. Submit an Encroachment Agreement for all private improvements, if any, located in the Seventh Street public right-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-6700 - REZONING - PUBLIC HEARING - APPLICANT: PRO WEST CONSTRUCTION - OWNER: IRENE CHAMPO MACHADO 2000 FAMILY TRUST - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), Ward 5 (Weekly).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 15 [ZON-6700] and Item 16 [SDR-6699].

GARY LEOBOLD, Planning & Development, explained that the proposed zoning designation is in conformance with the General Plan, which designates the site as mixed use through the Las Vegas Redevelopment Plan. Regarding the site plan, the project will recycle an existing 1,648 square foot house that was built in 1949. The exterior will be repainted and some minor improvements will be made to the exterior as well. To preserve the historical character of the building, the following modifications are suggested: move the mechanical equipment from the roof to avoid the need for a roof cover proposed on the initial plan, not alter the character of the mortar and finally, not using the standing seam middle style roofing proposed. Shingle style

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 15 – ZON-6700

MINUTES – Continued:

metal roofing for low angle roofing is preferred.

Staff supported the request for a waiver for lot width given the nature of the site and because it is a 50-foot lot. Because of the purpose of the use, a loading zone will not be required. A waiver is also requested from the perimeter landscaping and perimeter buffer width and staff supported those as well. Staff requested the site plan be revised to show the trash enclosure location on the site and that the applicant clearly stripe the handicap space.

Because the applicant was not present after the staff report, VICE CHAIRMAN TRUESDELL suggested trailing the item hoping that the applicant would arrive before the meeting was over. The item was brought back later during the meeting and VICE CHAIRMAN TRUESDELL again read the items into the record and MR. LEOBOLD gave the same staff report.

ALAN FLOYD, Pro West Construction, 55 South Valle Verde Street, Suite 235-124, appeared and apologized for misunderstanding what time he was to be at the meeting. Regarding the project, he concurred with all conditions and promised to make necessary changes to satisfy the staff.

COMMISSIONER EVANS referenced the justification letter dated May 3, 2005 and noted it said the applicant wished to preserve the historic value of the area by leaving the house. The Commissioner appreciated that idea and acknowledged that land prices in the area will soon prompt buyers to rebuild structures to increase square footage. In other cities, the historical areas tend to have higher real estate values when the areas have been well taken care of. He would support the application.

MR. FLOYD agreed with the Commissioner given his 16 year history of construction in this town.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 15 [ZON-6700] and Item 16 [SDR-6699].

(6:48 – 6:52/7:43 – 7:49)
1-1536/2-390

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 15 – ZON-6700

CONDITIONS – Continued:

2. A Site Development Plan Review application (SDR-6699) approved by the Planning Commission and City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. Coordinate with the Land Development Section of the Department of Public Works to determine what improvements are substandard.
4. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.
5. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6699 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6700 - PUBLIC HEARING - APPLICANT: PRO WEST CONSTRUCTION - OWNER: IRENE CHAMPO MACHADO 2000 FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED 1,648 SQUARE FOOT PROFESSIONAL OFFICE CONVERSION; WAIVER OF THE MINIMUM LOT WIDTH TO 50 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED; WAIVERS OF THE MINIMUM PERIMETER AND PARKING AREA LANDSCAPING REQUIREMENTS; AND A WAIVER OF THE FOUNDATION LANDSCAPING REQUIREMENTS on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

See Item 15 [ZON-6700] for related discussion on Item 15 [ZON-6700] and Item 16 [SDR-6699].

(6:48 – 6:52/7:43 – 7:49)
1-1536/2-390

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 16 – SDR-6699

CONDITIONS:

Planning and Development

1. A Rezoning [ZON-6700] to a P-R (Professional Office and Parking) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 05/09/05, except as amended by conditions herein and by the following modifications to the project, which are suggested in order to preserve the historical character of the building:
Move the mechanical equipment from the roof to the ground to avoid the need for the proposed roof cover;
Do not alter the character of the mortar (i.e. do not repoint the masonry);
Do not use standing seam metal style roofing. The use of shingle-style metal roofing for low-angle roofs such as this, utilizing a synthetic underlayment, are preferred. Asphalt self-sealing shingles for slopes of 2:12 to 4:12, utilizing two layers of felt underlayment are also allowed.
Waiver of the minimum lot width and the loading zone location are hereby approved.
4. The site plan shall be revised, prior to issuance of permits, to illustrate a trash enclosure location on the subject site, and to clearly show the nine-foot wide handicap space located in front of the building with a striped eight-foot apron on one side and a striped five-foot apron on the other.
5. Waivers of the perimeter landscape requirements and perimeter buffer width are approved, with the provision of landscape materials to be provided in accordance with the landscape plan date stamped 05/09/05. This landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
7. The Waiver of the distance separation requirement for the trash enclosure is approved. The enclosure shall be built in the location and to the specifications indicated on the revised site plan to be submitted prior to issuance of permits.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 16 – SDR-6699

CONDITIONS – Continued:

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting shall be wallpack lighting and shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.
14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

Public Works

16. Landscape and maintain all unimproved right-of-way, if any, on Seventh Street adjacent to this site.
17. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Seventh Street public right-of-way adjacent to this site prior to occupancy of this site.
18. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlight improvements on Seventh Street adjacent to this site prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 16 – SDR-6699

CONDITIONS – Continued:

19. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-6700 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-6718 - REZONING - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: ELVIRA J. ALVAREZ - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 2036 Canosa Avenue (APN 162-02-713-114), Ward 3 (Reese).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions and adding the following condition:

- *Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.*
- **UNANIMOUS** with **NIGRO** excused

To be heard by the City Council 7/20/05

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 17 [ZON-6718] and Item 18 [SDR-6721].

GARY LEOBOLD, Planning & Development, explained that the rezoning request does conform with the General Plan designation for the site. Several lots to the south and in the immediate area have been rezoned to the P-R (Professional Offices and Parking) zoning district, so the request is appropriate. The initial site plan showed a building to the left of the subject site that was not made a part of the application but that property's drive aisle was shown as being used for access to the proposed development. Also, four spaces to the rear of that building were reconfigured with a 10-foot drive aisle and staff did not find either solution to be acceptable.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 17 – ZON-6718

MINUTES – Continued:

Staff worked with the applicant to resolve the issue while maintaining the required parking on the “not a part” piece. In addition, the drive aisle has been shifted slightly to the east and the parking on the subject site meets requirements. With those changes, staff was able to recommend approval. The date stamp condition needs to be updated if the item is approved because staff received the revision on 6/22/05. Based on the improved site plan, conditions 9 and 18 can be deleted as they are no longer required.

TIM AYALA, 4600 Sunset Road, appeared on behalf of the applicant and thanked staff for their assistance with these applications. He verified that the parking configuration had been altered. As this will be his client’s sixth building in the Valley and they all have the same elevations, he asked that they be allowed to maintain the proposed elevations. He concurred with all conditions.

MARGO WHEELER, Planning and Development Department, confirmed with MR. LEOBOLD that the staff recommendation on Item 18 [SDR-6721] changed because of the revised site plan. She clarified that staff’s recommendation should be changed to approval on that item.

COMMISSIONER EVANS asked how selling the adjacent property would affect this site. MR. LEOBOLD indicated the site plan would not be altered because there is a condition requiring that the applicant file a joint-use agreement for both parcels. Such an agreement would stay with the parcels regardless of the owner.

VICE CHAIRMAN TRUESDELL understood the applicant’s desire to retain their elevations but inquired about the elevation being a street-front façade or if it carried through to the other side. MR. AYALA indicated the façade would only be on the front of the building. The sides and rear would maintain the current single-family residential elevation. The Vice Chairman was concerned about the visual aspect of the structure when viewed from Canosa Avenue. MR. AYALA assured the Commissioners that the structure would comply with Building Codes. The applicant would work with staff on the issue.

COMMISSIONER EVANS asked if staff was in agreement with the applicant’s explanation to the Vice Chairman and if the site plan addressed the issue regarding the façade. MR. LEOBOLD indicated the site plan did not change the elevations and the envelope of the building did not change. Staff found the elevation appropriate on the Eastern Avenue side as long as the structure did not negatively impact the Canosa Avenue frontage. FLINN FAGG, Planning and Development, said staff would be happy to work with the applicant prior to City Council to refine the presented design. COMMISSIONER EVANS was happy to hear that.

DEPUTY CITY ATTORNEY BRYAN SCOTT suggested adding the condition regarding the

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 17 – ZON-6718

MINUTES – Continued:

joint-access agreement to the zoning application as well. MR. AYALA accepted the condition.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 17 [ZON-6718] and Item 18 [SDR-6721].

(6:52 – 7:05)

1-1675

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate an additional 5 feet of right-of-way for a total radius of 20 feet on the southwest corner of Eastern Avenue and Canosa Avenue prior to the issuance of any permits. Contact the Right-of-Way section of the Department of Public Works for assistance in preparing the documentation. This dedication shall not be enforced if the applicant submits information acceptable to Staff that shows existing permanent structures located within the area being requested for dedication.
4. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site of this site. Coordinate with the Land Development Section of the Department of Public Works to determine what improvements are substandard.
5. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
6. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6721 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6718 - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: ELVIRA J. ALVAREZ - Request for a Site Development Plan Review FOR A PROPOSED 1,600 SQUARE-FOOT PROFESSIONAL OFFICE CONVERSION AND WAIVERS OF PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING STANDARDS on 0.16 acres at 2036 Canosa Avenue (APN 162-02-713-114), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions, deleting Conditions 9 and 18 and amending the following condition:

4. All development shall be in conformance with the site plan and building elevations date stamped 06/22/2005, except as amended by conditions herein.
- UNANIMOUS with NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

See Item 17 [ZON-6718] for related discussion on Item 17 [ZON-6718] and Item 18 [SDR-6721].

(6:52 – 7:05)
1-1675

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 18 – SDR-6721

CONDITIONS:

Planning and Development

1. Approval of a Rezoning application (ZON-6718) to a P-R (Professional Office and Parking) Zone by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. Waivers shall be granted in the following requirements:
A Waiver in the required width of the landscape island (15 feet to 13 feet) between the building and Eastern Avenue.
A Waiver in the placement of the building from the front property line.
A Waiver in the foundation landscape standards where there is insufficient space to provide parking.
4. All development shall be in conformance with the site plan and building elevations date stamped 05/10/05, except as amended by conditions herein.
5. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the conditions of approval required herein.
6. The elevations shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect the following changes/additions: the outline of the present building shall be retained and retrofitted with the features required for a commercial structure. The colors and materials for the building shall be indicated.
7. The landscape plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
8. Landscaping and a permanent underground sprinkler system shall be installed as required and be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City.)
9. A legally binding joint access agreement with the adjoining property to the south shall be submitted and approved by City staff prior to the time application is made for a building permit. A site plan of the adjacent property shall also be submitted prior to the issuance of

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 18 – SDR-6721

CONDITIONS – Continued:

a building permit that illustrates the existing parking configuration for the use, how the adjacent property is compliant with the parking requirements of Title 19, and how the adjacent property will integrate with the subject property. An existing perimeter wall between the subject property and adjacent property shall be removed for access to the parking spaces on the subject property.

10. All mechanical equipment, air conditioners and trash areas shall be fully screened from view from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wall pack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet shall meet the standards of Title 19.12.050.
13. New or replacement property line walls shall be of a decorative block with at least 20 percent contrasting materials, and it shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
15. All City code requirements and design standards of all City departments shall be satisfied, including 100% upgrade of the building to commercial B occupancy requirements.
16. No turf shall be placed in the common areas, such as medians and amenity zones in this development.

Public Works

17. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to the issuance of any permits.
18. Meet with the Traffic Engineering Representative in Land Development for assistance in the redesign of the on-site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 18 – SDR-6721

CONDITIONS – Continued:

19. Landscape and maintain all unimproved right-of-way, if any, on Canosa Avenue and Bonita Avenue adjacent to this site.
20. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Canosa Avenue and Bonita Avenue public right-of-way adjacent to this site prior to occupancy of this site.
21. Site development to comply with all applicable conditions of approval for ZON-6718 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-6726 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: HOLLY FERRELL, LLC - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL), AND C-1 (LIMITED COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 6.88 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APNs 139-20-401-008, 012, 013 and 014), Ward 5 (Weekly).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with Richmond American Homes and NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 19 [ZON-6726] and Item 20 [SDR-6727].

GARY LEOBOLD, Planning & Development, explained that the site is designated as M (Medium Density Residential) in the General Plan, which allows a density of up to 25 units per acre. There was a previous application for R-PD21 on this site for an apartment complex that proposed 144 units. That application was tabled in March of 2004. The current application for rezoning would allow 11.49 units per gross acre and that is more compatible with the single

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 19 – ZON-6726

MINUTES – Continued:

family areas located to the east and south of the site. The development would also provide a good transition since a higher density development towards Rancho Drive is anticipated.

Regarding the site plan, the initial pre-application discussion with the applicant was for 87 lots. Due to staff concerns, the applicant has since reduced that request to 76 lots. Access would be provided through a 37-foot wide private drive from Holley Avenue, which in turn accesses Rancho Drive. There is a house plan that provides a single driveway to a garage with tandem parking. Title 19 parking requirements do not permit this type of arrangement. The applicant can either eliminate that plan from the proposal or they can provide a second tandem space in the driveway to comply. Either approach was acceptable to staff.

RUSSELL SKUSE, RS Consulting, Inc., 7575 Hickam Avenue, appeared on behalf of the applicant and described the site. Service Commercial is located to the immediate south of the site and he believed this project would be a good transition buffer. He concurred with all conditions and requested approval.

COMMISSIONER GOYNES agreed that it was a good transition and he looked forward to having residents there. VICE CHAIRMAN TRUESDELL said he would support the item.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 19 [ZON-6726] and Item 20 [SDR-6727].

(7:05 – 7:11)
1-2245

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. Approval of an accompanying application for Site Development Plan Review (SDR-6727) by the City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate 30 feet of right-of-way adjacent to this site for Holly Avenue, 25 feet for Ferrell Street, and a 15-foot radius corner on the southwest corner of Holly Avenue and Ferrell Street.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 19 – ZON-6726

CONDITIONS – Continued:

4. Construct half-street improvements, including transition paving, on Holly Avenue and Ferrell Street adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
5. Extend public sewer to the south edge of this site to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-6727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6726 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: HOLLY FERRELL, LLC - Request for a Site Development Plan Review FOR A PROPOSED 76-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 6.88 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APNs 139-20-401-008, 012, 013 and 014), R-1 (Single Family Residential), R-E (Residence Estates), and C-1 (Limited Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 units per acre) Zone], Ward 5 (Weekly).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions– UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with US HOMES and NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

See Item 19 [ZON-6726] for related discussion on Item 19 [ZON-6726] and Item 20 [SDR-6727].

(7:05 – 7:11)

1-2245

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 20 – SDR-6727

CONDITIONS:

Planning and Development

1. Approval of an application for Rezoning (ZON-6726) the subject property to R-PD11 (Residential Planned Development - 11 Units per acre) by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 06/13/05, except as amended by conditions herein.
4. The standards for this development shall be established as follows:

Standards	
Min. Lot Size	2,040 square feet
Min. Lot Width	30 feet
Min. Setbacks	
Front (to building)	10 feet
Front (to garage)	18 feet
Side	3.5 feet
Corner	8 feet
Rear (ground level)	10 feet
Rear (upper levels)	7 feet
Max. Lot Coverage	80 percent
Max. Building Height	34 feet

The front setbacks shall be measured from back of sidewalk or from back of curb if no sidewalk is provided.

5. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a tentative map to reflect the conditions of approval herein. House plan (Plan 1552) with tandem garage parking shall not be permitted, unless one additional external space at the side of the home is provided.
6. Landscaping and a permanent underground sprinkler system for common areas shall be installed as required and be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.)

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 20 – SDR-6727

CONDITIONS – Continued:

7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet shall meet the standards of Title 19.12.050.
9. Property line walls shall be a decorative block wall, with at least 20 percent contrasting materials, and it shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
11. All City code requirements and design standards of all City departments shall be satisfied.
12. No turf shall be placed in the non-recreational common areas, such as medians and amenity zones in this development.

Public Works

13. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Site development to comply with all applicable conditions of approval for Rezoning Action ZON-6726 and all other applicable site-related actions.
17. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 20 – SDR-6727

CONDITIONS – Continued:

drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this site plan has been designed without knuckles.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WVR-6704 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: U.S. HOME CORPORATION - Request for a Waiver of Title 18.12.160 TO ALLOW A MINIMUM OF 51 FEET BETWEEN INTERNAL STREET INTERSECTIONS WHERE 125 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 94.18 acres adjacent to the northwest corner of Hualapai Way and Elkhorn Road (APNs 126-13-410-002, 003; 126-13-810-001 and 002), PD (Planned Development) Zone, Ward 6 (Mack).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to condition – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with US HOMES and NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 21 [WVR-6704] and Item 22 [VAC-6698].

FLINN FAGG, Planning & Development, informed the Commissioners that there were four areas within Unit Three of the proposed development where the distance separation waiver is required. The distance ranges from 51 feet to 92 feet between intersecting roadways. The proposed subdivision will be heard before the Planning Commission on July 28, 2005 for approval of a Tentative Map application. That application is contingent upon a modification to

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 21 – WVR-6704

MINUTES – Continued:

the Cliffs Edge Development, which was previously approved by the Planning Commission and will be heard before City Council. Staff is supportive of the Waiver as the requirements have been met. Regarding the Vacation, MR. FAGG explained the criteria have been met and staff recommend approval for that as well.

CHRIS ARMSTRONG, Carter & Burgess, 6655 Bermuda Road, appeared on behalf of the applicant and concurred with all conditions.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 21 [WVR-6704] and Item 22 [VAC-6698].

(7:11 – 7:14)

1-2150

CONDITION:

Planning and Development

1. All City Code Requirements and all City Departments design standards shall be met, other than those waived or varied through this and companion applications.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-6698 - VACATION RELATED TO WVR-6704 - PUBLIC HEARING - APPLICANT/OWNER: U.S. HOME CORPORATION - Petition to Vacate U.S. Government Patent Easements generally located east of Shaumber Road and south of Severence Lane; all of Larry McBryde Street between Severance Lane and Elkhorn Road; and various other public road and utility easements located west of Hualapai Way, north of Elkhorn Road, Ward 6 (Mack).

SET DATE: 07/06/05

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – **UNANIMOUS** with McSWAIN abstaining because her company, Terra Contracting, is under contract with US HOMES and NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

See Item 21 [WVR-6704] for related discussion on Item 21 [WVR-6704] and Item 22 [VAC-6698].

(7:11 – 7:14)

1-2150

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 22 – VAC-6698

CONDITIONS:

1. The boundaries of the Petition of Vacation of the right-of-way shall be the existing 30 feet of right-of-way on Larry McBryde Street south of Severance Lane.
2. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Relinquishment of Interest and the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study.
3. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Relinquishment of Interest or the Order of Vacation.
4. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
5. All development shall be in conformance with code requirements and design standards of all City departments.
6. The Order of Relinquishment of Interest and Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
7. If the Order of Relinquishment of Interest and Order of Vacation is not recorded within one (1) year after approval by the City Council and the Planning and Development Director does not grant an Extension of Time, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

WVR-7115 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE DRIVE LENGTH OF 165 FEET WHERE 150 FEET IS THE MAXIMUM ALLOWED AND A WAIVER OF TITLE 18.12.100 TO ALLOW A PRIVATE STREET WIDTH OF 35 FEET WHERE 39 FEET IS THE MINIMUM REQUIRED on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-510-001), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions – UNANIMOUS with McSWAIN abstaining because her company, Terra Contracting, is under contract with KB HOMES and NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 23 [WVR-7115] and Item 24 [SDR-6728].

GARY LEOBOLD, Planning & Development, explained that the waiver request pertains to two sections of Title 18, 18.12.100 and 18.12.130. Staff discovered, after the item had been noticed, that the Cliffs Edge Master Development Plan Section 3.1.2 does allow a private street to be developed in accordance with the standard proposed. That waiver is no longer necessary and can be dismissed. The waiver of Section 118.12.130 will still need to be considered. There are 27

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 23 – WVR-7115

MINUTES – Continued:

private drives in the proposal and only one fails to meet the 150 maximum length provision in the Code. The drive in question exceeds the 150 maximum by 15 feet, which is 10 percent of the standard. It does provide access to 14 units with garages as well as two guest parking spaces. He noted that all the units will be sprinkled, which lessens the severity of the issue. Staff is recommending denial based on the inability of large vehicles, such as delivery trucks, to turn around when they reach the end of the street. Also, there is no knuckle provided in accordance with the engineering standards and the applicant will be required to obtain approval from the City Engineer for that deviation.

Regarding the Site Plan Review, a request for 323 lot single-family attached development, there was a previous development approved at this site for condominium apartments and this proposal replaces that request. The density of this project is approximately 15 units per acre, which is well within the range allowed under the Cliffs Edge Master Development Plan. The attached townhomes will be in groups of four to eight units per grouping. All units are three stories in height and have two-car garages on the main floor. Staff recommended approval with a revision to Condition 2, eliminating the reference to Title 18.12.100 is no longer necessary. MARGO WHEELER, Planning & Development Department, added that the submittal date referenced for the site plan in that same condition needed to be revised to 6/15/2005.

JON FIELD, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He discussed the waiver referenced by MR. LEOBOLD and acknowledged that the drive did exceed the maximum feet allowed. Due to topological hardships, a turnaround is not provided at the terminus of the private drive. These hardships prevent the extra space from being used as a cul-de-sac. Two parking spaces are provided in that area, and the applicant felt the other conforming private drives would be accessible to Fire Services. The entire subdivision is being sprinkled to address fire safety concerns.

Regarding MR. LEOBOLD'S suggestion to amend Condition 2, ATTORNEY FIELD noted that the applicant wanted to replace the word "waiver" with "deviation" in the second sentence because the buildings are configured so that it is not always the front yard measuring a two-foot minimum.

VICE CHAIRMAN TRUESDELL confirmed with MR. LEOBOLD that staff would accept ATTORNEY FIELD'S suggestion because the front door may face the drive on the corner units and the condition would pertain to a side yard. Also, the intrusions are generally on the second floor of the buildings. MS. WHEELER pointed out that if the Board wished to grant the waiver of the driveway length, the last portion of Condition 2 would be deleted.

ATTORNEY FIELD acknowledged the requirements associated with the tandem parking spaces.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 23 – WVR-7115

MINUTES – Continued:

He assured the Vice Chairman that the applicant would continue to work with staff to meet the Code requirements.

COMMISSIONER EVANS asked for clarification or assurance regarding staff's comfort level with public safety and the ability for fire suppression. MR. LEOBOLD explained that 14 units would be served by the driveway in question and all the units would be sprinkled. Should a fire occur, the trucks would have access to the drive but would have to back out or they could fight the fire from the entrance to the drive. COMMISSIONER EVANS recalled discussions with Fire Department representatives regarding the difficulty of getting in and out of private drives. He believed that with the density being discussed and keeping affordable housing in mind, there is a responsibility to insure public safety during a fire. He feared the higher density would increase the difficulty involved in fire suppression. The sprinklers made him more comfortable in supporting the application. MR. LEOBOLD reiterated that the Fire Department approved the design as is. GINA VENGLASS, Department of Public Works, explained that sprinklers are required any time a project has six or more units.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 23 [WVR-7115] and Item 24 [SDR-6728].

(7:14 – 7:27)
1-2659

CONDITIONS:

Planning and Development

1. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-6728).
2. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

3. Curbs on at least one side of the proposed 35-foot wide private streets shall be constructed of red concrete and "Fire Lane No Parking" signs shall be provided in accordance with the adopted Fire Code (Ordinance #5667) of Section 18.2.2.5.7 to prevent parking on one side of the street. The curb coloring and signage shall be privately maintained in perpetuity by the Homeowner's Association. Parking shall not be permitted on the 24-foot wide private drives.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 23 – WVR-7115

CONDITIONS – Continued:

4. Buildings must be constructed with fire sprinkler systems acceptable to the Department of Fire Services.
5. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
6. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-6728 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6728 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-7115 - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 323-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-510-001), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

EVANS – APPROVED subject to conditions and amending the following condition:

2. All development shall be in conformance with the site plan and building elevations, date stamped *06/15/05*, except as amended by conditions herein. *The minimum building setback may be two feet minimum (three feet typical) for:*
Units 30 through 37;
Units 205 through 214 (excepting units 209 and 211);
Units 127 through 135; and
Units 275 through 284 (excepting units 278 and 280);
is hereby approved.

– **UNANIMOUS** with McSWAIN abstaining because her company, Terra Contracting, is under contract with KB HOMES and NIGRO excused

To be heard by the City Council 7/20/05

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 24 – SDR-6728

MINUTES:

See Item 23 [WVR-7115] for related discussion on Item 23 [WVR-7115] and Item 24 [SDR-6728].

(7:14 – 7:27)

1-2659

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, date stamped 05/10/05, except as amended by conditions herein. The waiver of minimum front yard setback to two feet minimum (three feet typical) for:
Units 30 through 37;
Units 205 through 214 (excepting units 209 and 211);
Units 127 through 135; and
Units 275 through 284 (excepting units 278 and 280);
is hereby approved. The applicant shall be required to submit a revised site plan prior to approval of permits in which the proposed sidewalk is removed and that the private street is redesigned to meet the minimum street section standards of the Code, in particular Title 18.12.100, and in which the length of all private drives complies with Title 18.12.130.
3. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development. Along the south and east site perimeters, the applicant is required to provide a 24" box tree for each 750 s.f. of landscaped area, or 77 trees. The applicant shall provide the required number of trees in this area, so that the perimeter landscaping will meet the requirements set forth by the Cliff's Edge Master Development Plan and Design Guidelines.
4. The standards for this development shall include the following: minimum distance from the buildings to the perimeter property lines of the site of 30 feet; building height shall not exceed three stories or 40 feet, whichever is less. A revised site plan submitted prior to issuance of permits shall indicate that all required handicap and guest parking spaces are provided in accordance with Code requirements.
5. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 24 – SDR-6728

CONDITIONS – Continued:

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. Air conditioning units shall not be mounted on rooftops.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
8. Any property line or perimeter wall shall conform to the standards of the Cliff's Edge Master Development Plan. Perimeter wall heights in regards to the entry gate area shall be shown on a revised site plan to ensure such conformance with Exhibit #16 of the Plan. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. If not already constructed by the Master Developer, construct half-street improvements including appropriate overpaving (if legally able) on Grand Teton Drive and Egan Crest Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). In addition, a minimum of two lanes of paved, legal access to the nearest constructed public street shall be in place prior to final inspection of any units within this site.
11. If not constructed at the time of development by the Master Developer, landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development of this site.
12. If not obtained at the time of development by the Master Developer, obtain an Encroachment Agreement for all landscaping and private improvements in the public rights-of-way adjacent to this site.
13. Gated access driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
14. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 24 – SDR-6728

CONDITIONS – Continued:

vehicular traffic at all development access drives and abutting street intersections.

15. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Show and dimension the common lots and adjacent right-of-way on the Final Map for this site as recorded by the Cliff's Edge parent map and include the recorder's information (subdivision name, book and page number).
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
18. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, WVR-7115 (if approved) and all other applicable site--related actions.
19. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that this subdivision is designed without knuckles and therefore requires approval for this deviation from standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-6730 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOLENE H. DIAZ - Request for a Variance TO ALLOW A 27-FOOT REAR YARD SETBACK WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND FOR AN EIGHT-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION on 0.26 acres at 6751 Wild Horse Road (APN 138-11-310-008), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development, explained that the proposal is for the construction of an addition to an existing residence. That addition would extend approximately three feet into the rear yard setback area and approximately one foot, four inches into the sideyard setback area. Staff found the criteria for the variances had not been met and recommended denial.

JOLENE and OSCAR DIAZ, 6751 Wild Horse Road, appeared and concurred with all conditions.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 25 – VAR-6730

MINUTES – Continued:

COMMISSIONER McSWAIN asked MS. DIAZ if her neighbors were in support of her request. MS. DIAZ explained the building affects one neighbor and would abut his garage, but that neighbor was in support of the application. The Commissioner stated because it was just the one corner and it filled in a space left vacant by the design of the garage, she could support the Variance request.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:27 – 7:30)

1-3371

CONDITIONS:

Planning and Development

1. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. The Variance in the required setbacks shall be granted only for the proposed addition.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

RQR-6683 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: STEPHEN AND SHARON HABERFELD, ET AL - Required Two-Year Review of an approved Special Use Permit (U-0099-91) WHICH ALLOWED TWO 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS at 5001 and 5041 North Rainbow Boulevard (APNs 125-34-712-007 and 009), C-2 (General Commercial) Zone, Ward 6 (Mack).

IF APPROVED: C.C.: 07/20/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. City Council Approval Letter for U-0099-91(2)

MOTION:

McSWAIN – DENIED – Motion carried with GOYNES and TRUESDELL voting NO and NIGRO excused

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development, reported that the subject billboards were inspected on June 1st, 2005 and were found to be in good condition. He noted that Title 19.14 allows the removal of a billboard sign if the conditions in the surrounding area have changed. Staff believes the conditions of the area have changed substantially and that those changes justify the removal of the signs. Should the application is approved, staff recommended a one-year review

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 26 – RQR-6683

MINUTES – Continued:

period and also asked that the applicant provide information on the embellishment located on the northern sign and ensure the sign would be brought into compliance as necessary.

SCOTT NAFTZGER, Lamar Outdoor Advertising, 1863 Helm Drive, appeared on behalf of the applicant and disagreed with staff's assessment regarding the signs. The development in that area has been on the pad where the signs are located. The movie theatres across the street were originally located where the signs were and simply relocated across the street. The signs are well kept; they are located in a heavy commercial corridor and the signs have been in this location for over 15 years. He requested approval.

COMMISSIONER McSWAIN agreed with staff that the area is in transition. She had an issue with how the billboards might compete with surrounding retail signage. There is no development in the nearby C-1 property and there is RE property in the vicinity as well. She confirmed with MR. FAGG that the RE lot was recently rezoned to R-1 Residential and that residential will extend to approximately five lots east of Rainbow Boulevard. He estimated that distance as approximately 500 feet to the east of Rainbow Boulevard. The minimum distance separation from a billboard to residential is 300 feet. The Commissioner indicated that because of the transition, she would follow staff's recommendation.

VICE CHAIRMAN TRUESDELL noted that some of the commercial in the area is converting to residential uses. The retail center north of the northernmost billboard sign is doing poorly and the theatres are closed. He stated that he could support the signs now but hoped that in the future, if the C-2 was converted to residential, the sign would be considered non-conforming and the sign company would quit arguing for the billboards to remain. It would take a contractor 18 months to get through maps and plans, so he could support a two-year review period.

COMMISSIONER STEINMAN questioned the embellishment mentioned by staff. MR. NAFTZGER explained that Code allowed 128 square feet of embellishment and the subject sign's embellishment measures four feet by 32 feet, which is 128 square feet. Staff has explained to him that the embellishment is allowed as long as it does not contain words. For example, the image of the sun could occupy an embellishment but the word "sun" would be prohibited. His company viewed that as a regulation of content and that brings up First Amendment issues. Not being a lawyer, MR. NAFTZGER's understood that as long as the advertisement copy did not endanger the public health and was not found to be obscene, it could not be regulated. DEPUTY CITY ATTORNEY BRYAN SCOTT disagreed with that assessment and did not find that portion of the Code to be an infringement on First Amendment rights or a violation of any constitutional right. The sign company is well aware of the definition of embellishment and there are a lot of examples around town that have been cited to the sign companies. Portions of a head can extend above a sign face and borders can be added around the

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 26 – RQR-6683

MINUTES – Continued:

signs etc. Lamar Outdoor Advertising continues to try and circumvent that Code by allowing the signs to be larger than allowed. The subject billboard did not comply with Code in DEPUTY CITY ATTORNEY SCOTT'S opinion and he assured MR. NAFTZGER that staff could provide additional examples of allowed embellishments if necessary.

VICE CHAIRMAN TRUESDELL stated that if the sign industry continues to say embellishment definitions are unclear, he would be willing to condition every approval of any billboard sign to not allow any embellishments. MR. NAFTZGER understood his point of view but noted the Code is convoluted about the definition. He had spoken with GARY LEOBOLD of the Planning Department and also with DEPUTY CITY ATTORNEY SCOTT about the discrepancies. In the Off Premise portion of the Code, it says an embellishment is allowed up to 128 square feet. However, the definition given for embellishment does not fit any ad copy enhancements but addresses the apron under the billboard. That would be an embellishment to the actual structure. MR. NAFTZGER did not understand the purpose of prohibiting words.

DEPUTY CITY ATTORNEY SCOTT also noted that the sign face with the embellishment exceeds the maximum allowed of 672 square feet. MR. NAFTZGER indicated the sign face was 672 square feet with a 120 square foot embellishment and that was allowed. DEPUTY CITY ATTORNEY SCOTT replied that under Code, the words were not allowed and MR. NAFTZGER was welcomed to challenge it if he desired.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:30 – 7:43)

1-3547

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNIVERSAL HEALTH SERVICES, INC - OWNER: MYRIAD ENTERPRISES L.P. - Request for a Special Use Permit FOR A PROPOSED 30-BED CONVALESCENT CARE FACILITY at 5460 West Sahara Avenue (APN 163-01-810-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open on Item 27 [SUP-6708] and Item 28 [SDR-6707].

FLINN FAGG, Planning & Development, explained that these items are for a convalescent care facility to be located within an existing structure and would add approximately 3,000 square feet to that structure. The applicant is requesting a number of landscaping waivers. Staff is recommending approval of those waivers; however, staff has conditioned that additional trees be planted on the north buffer of the property. Additionally, there is a condition that the applicant must address any residential adjacency issues relative to the new addition.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 27 – SUP-6708

MINUTES – Continued:

PRESTON HOWARD appeared on behalf of the applicant and concurred with all conditions and requested approval.

COMMISSIONER McSWAIN stated the location is good for this facility, as it buffers the RE property to the north and creates a barrier to the adjacent C-1.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed on Item 27 [SUP-6708] and Item 28 [SDR-6707].

(7:49 – 8:09)

2-610

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Convalescent Care Facility in a single-family residential zoning district.
2. Approval of and conformance to the Conditions of Approval for an accompanying Site Development Plan Review (SDR-6706).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6707 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6708 - PUBLIC HEARING - APPLICANT: UNIVERSAL HEALTH SERVICES, INC - OWNER: MYRIAD ENTERPRISES L.P. - Request for a Site Development Plan Review and Waivers of the Perimeter Parking Lot Landscaping and Foundation Landscaping Standards FOR A PROPOSED 30-BED CONVALESCENT CARE FACILITY on 1.28 acres at 5460 West Sahara Avenue (APN 163-01-810-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

See Item 27 [SUP-6708] for related discussion on Item 27 [SUP-6708] and Item 28 [SDR-6707].
(7:49 – 8:09)

2-610

CONDITIONS:

Planning and Development

1. Approval of an accompanying applications for a Special Use Permit (SUP-6708) by the City Council.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 28 – SDR-6707

CONDITIONS – Continued:

2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations date stamped 05/09/05, except as amended by conditions herein.
4. The following Waivers shall be granted in requirements and standards of Title 19 as follows:
A Waiver in the maximum spacing requirement for perimeter trees along the north property line, provided evergreen trees are planted between open voids between the existing trees.
A Waiver in a planting island with trees along Mohawk Avenue.
A Waiver in the placement of a tree island at the north end of the parking row west of the building.
A Waiver in the foundation landscaping requirements.
A Waiver in the building placement.
The development shall comply with all other requirements of Title 19.
5. The site plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to reflect compliance with the conditions of approval herein, including the proper design for the handicapped parking spaces. The site plan shall be fully dimensioned to ascertain compliance.
6. The elevation plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit. The revised plan shall indicate the height of a sloped parapet wall around the building, and the building shall not exceed a building height of 15 feet. As indicated, no windows shall be provided along the north side of the additions to the building. Indication of the building materials and colors shall also be included on the plan.
7. The landscape plan shall be revised and approved by staff of the Planning and Development Department prior to the time application is made for a building permit to show compliance with the landscape standards, except for those provisions for which a Waivers are granted.
8. Landscaping and a permanent underground sprinkler system shall be installed as required and be permanently maintained in a satisfactory manner. (Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.)

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 28 – SDR-6707

CONDITIONS – Continued:

9. No turf shall be placed in medians and amenity zones in this development.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened from view from the abutting streets.
11. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize ‘shoe-box’ fixtures and downward-directed lights. Wall pack lighting shall utilize ‘shoe-box’ fixtures and downward-directed lights on the proposed building. Lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All utility boxes exceeding 27 cubic feet shall meet the standards of Title 19.12.050.
13. New or replacement property line walls shall be decorative block walls, with at least 20 percent contrasting materials, and they shall not exceed a height of eight feet, including the height needed for retaining. Wall heights shall be measured from the side of the wall with the least vertical exposure above the finished grade, unless otherwise stipulated. Where a greater wall height is needed, it shall be stepped back or terraced by a distance of five feet so no portion thereof exceeds a height of eight feet.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
15. All City code requirements and design standards of all City departments shall be satisfied.

Public Works

16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east (APN 163-01-810-002) prior to the issuance of any permits.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, or the submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Site development to comply with all applicable conditions of approval for Z-109-89 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6618 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEDELAGO PETSCH ARCHITECTS - OWNER: MONTECITO MARKETPLACE, LLC - Request for a Special Use Permit FOR A PROPOSED DRIVE-THRU ON PAD E OF THE MONTECITO MARKETPLACE adjacent to the southeast corner of Durango Drive and Elkhorn Road (APN 125-20-510-008), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Special Land Use Designation], Ward 6 (Mack).

IF APPROVED: C.C.: 07/20/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with TRUESDELL abstaining because someone in his office is in negotiations with Montecito on a pad adjacent to this site and NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

COMMISSIONER GOYNES declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, explained that the site is a pad located in the overall Montecito Marketplace project. If approved, this 45-½ acre site would have 10 drive-thru facilities. Staff felt the site would be saturated with such uses and would create a vehicular dependent commercial center that is not harmonious with the larger community. Staff also felt such saturation would not conform to the objectives of the Montecito Design Standards. Additionally, from a design standpoint, there was a problem with the entrance to the drive-thru being immediately north of a major entrance to the center from Durango Drive. Immediately to

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 29 – SUP-6618

MINUTES – Continued:

the south of that entrance is the exit from the Wells Fargo pad to the south and that contributes to a series of conflicting turning movements at the inner loop road within the plaza.

CHRIS KAEMPFER, Attorney, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He noted that there have been significant changes in this area and those changes have lead to a demand as to what type of commercial uses will occupy this center. There are still two pedestrian friendly courtyards that have been established for this site and he pointed out their location on the map for the Commissioners. He felt it was important to clarify that when it is said there will be 10 drive-thru establishments, that four of the drive thrus are on the other side of Durango Drive, which is a 120 foot right-of-way. Of the remaining six drive thrus on the larger portion of the site, two of them are banks, which is a low intensity usage that is closed on weekends and evenings. Also, the car wash attached to the convenience store and the bank attached to the Smith's store are being considered as drive-thru establishments as well. That leaves two pads which are classic drive thru establishments, and one of those locations is not confirmed at this time. He requested approval of the application.

COMMISSIONER DAVENPORT thought a median was separating the proposed drive thru from the main entrance referenced by staff. MR. LEOBOLD explained that the traffic entering or leaving the center on either side of the proposed drive thru would have to make 180 degree turns to utilize the drive aisle.

TODD VEDELAGO, Architect, Vedelago Petsch Architects, 5495 South Rainbow Boulevard, used the map to clarify where the entrances and exits were located. He also stated that he felt with regard to egress that there would be enough separation to the south of Starbucks to lighten the traffic flow. COMMISSIONER DAVENPORT confirmed with MR. VEDELAGO that the turn aisles are approximately 250 feet.

COMMISSIONER McSWAIN did not see the center as a whole being challenged as far as ingress/egress locations were concerned. There were four on Durango Drive, two to the west and several to the north. She asked if staff had any other specific problems relative to size or parking. She noted this is a unique application when compared to the other types of uses and had no problem with supporting it.

COMMISSIONER STEINMAN questioned the stacking area the Starbucks would have when busy during the morning hours. He had no problem with the application.

COMMISSIONER GOYNES asked if a traffic study was approved for the site. RICK SCHROEDER, Public Works Department, replied that it was submitted and approved on the overall site. He confirmed with COMMISSIONER GOYNES that this pad was not included in

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 29 – SUP-6618

MINUTES – Continued:

that study; however, an updated study is not required because it is under a 10 percent increase.

ATTORNEY KAEMPFER thanked COMMISSIONER McSWAIN for her quality work, input and care she gave to her position as a Board member because this was her last meeting. He said that he and his associates were proud to practice in front of her. He wished her the best. VICE CHAIRMAN TRUESDELL confirmed that it was, in fact, COMMISSIONER McSWAIN'S last meeting. He stated that over the years he has served with her, she has done great things for property rights and regarding billboards. She has worked incredibly hard in learning the issues and reviewing the materials and she will be missed.

MARGO WHEELER, Planning and Development Department, pointed out that in addition to her duties on the Planning Commission Board, she has been a silent patroness to a service organization called Soroptimist International. As a member of that organization, MS. WHEELER has been aware of COMMISSIONER McSWAIN'S charitable contributions and thanked her for that generosity.

No one appeared in opposition.

COMMISSIONER GOYNES declared the Public Hearing closed.

(6:14 – 6:36)

1-343

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Section 2.3 of the Montecito Town Center Development Agreement for a Drive-Through Facility use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3764) and [SDR-5731].
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. All City Code requirements and design standards of all City departments must be satisfied.
5. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6649 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBERT CLARK HENRY AND DALYCE M. HENRY - Request for a Special Use Permit FOR A PROPOSED GUEST HOUSE/CASITA ON AN EXISTING LOT HAVING A WIDTH LESS THAN 80 FEET at 1036 Bonita Avenue (APN 162-03-722-023), R-1 (Single Family Residential) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 07/20/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Proof of completed Building Permits from Bob Henry

MOTION:

McSWAIN – APPROVED subject to conditions and adding the following condition:

- *The casita shall not be rented separately from the main house.*
- **UNANIMOUS with NIGRO excused**

To be heard by the City Council 7/20/05

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning & Development, explained that the subject property does not meet the minimum width requirement, and a Special Use Permit would be required for the guest house. Staff was concerned because the proposal would exceed the 50 percent lot coverage limitation in the R-1 district. Additionally, there are nine building permits that have been issued that have expired without a final inspection. It also appeared that there have been three additions to the

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 30 – SUP-6649

MINUTES – Continued:

structure that encroach into the required setbacks and consequently, staff recommended denial.

BOB HENRY, 1036 Bonita Avenue, appeared and first addressed the nine building permits referenced during the staff report. All nine projects were finished and approved but he suspected the inspectors did not finish their paperwork. He spoke with the Building and Safety Department and confirmed that all of the projects were approved and offered letters from that department proving so. MR. HENRY has been at this location for 15 years and needed the additional room.

COMMISSIONER DAVENPORT questioned if the projects associated with the nine building permits were involved with the referenced encroachments. MR. FAGG replied that some might have and that the concern remains that variances were not granted for the encroachments. MR. HENRY stated that he never built additions onto the house, he only constructed the patio. The nine projects were for upgrade items such as a new air conditioner, reroofing and bringing gas to the property. There is one unfinished permit for the pool being installed but the pool contractor is handling that. There is also an unstuccoed patio wall and MR. HENRY intends to have that stucco work completed when he has the proposed casita stuccoed.

COMMISSIONER EVANS questioned why there was no condition addressing the prohibition of renting out the casita. MR. HENRY assured him there was no intention to rent the casita and he would accept a condition prohibiting it.

COMMISSIONER McSWAIN clarified with MR. HENRY the dimensions of the proposed structure. She asked staff if there would be an issue if the structure was attached to the house. MR. FAGG indicated there would still be an issue regarding the lot coverage. COMMISSIONER McSWAIN acknowledged it is an older home and MR. HENRY is trying to accommodate his family. She would support the application.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:09 – 8:16)

2-744

CONDITIONS:

Planning and Development

1. The Guest House/Casita shall comply with all the base conditions under Title 19.04.040

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 30 – SUP-6649

CONDITIONS – Continued:

For a Guest House/Casita, except for the lot width requirement.

2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
3. All City code requirements and design standards of all City departments shall be satisfied. Within six months after the approval of this application for a Special Use Permit, existing home additions constructed on the premises in violation of Title 19 requirements shall be rectified and work that was completed without a permit or after a permit was issued shall be finalized.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6690 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: HAROUN YAMINI, ET AL - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 4480 East Charleston Boulevard (APN 140-32-401-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 07/20/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 10 [VAR-6681], Item 11 [WVR-6682] and Item 31 [SUP-6690] to the 7/28/2005 Planning Commission Meeting; Item 9 [VAC-6725] and Item 36 [SDR-6703] to the 8/11/2005 Planning Commission Meeting; TABLE Item 37 [TXT-6120]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SUP-6713]– UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6713 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLAUDIO GARCIA - OWNER: JARNAIL JHAWAR - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A PARCEL ZONED FOR RESIDENTIAL USE at 3051 East Bonanza Road (APN 139-36-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 07/20/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **WITHDRAWN WITHOUT PREJUDICE.**

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter – Not Applicable

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 10 [VAR-6681], Item 11 [WVR-6682] and Item 31 [SUP-6690] to the 7/28/2005 Planning Commission Meeting; Item 9 [VAC-6725] and Item 36 [SDR-6703] to the 8/11/2005 Planning Commission Meeting; TABLE Item 37 [TXT-6120]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SUP-6713]– UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:05)

1-47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-6719 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VINCENT GINN - OWNER: WAI CHUN GINN - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) AND A WAIVER OF THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL AND CHILD CARE FACILITY at 1451 West Owens Avenue (APN 139-28-501-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).

IF APPROVED: C.C.: 07/20/05

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **DENIAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting – Petition with 17 signatures from TIM NAAS

MOTION:

GOYNES – DENIED – UNANIMOUS with NIGRO excused

This is Final Action

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, explained that the site in question is within 400 feet of a day care center located across Owens Avenue. There is also a church approximately 400 feet from the east of the site as well. The subject property is located in a sensitive area with numerous dwellings, churches and a child care facility. The property was issued a liquor license in 2000, and that license was revoked in 2001 because of sales to minors and drug activity in the area. No other liquor license has been issued to this property since that time.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 33 – SUP-6719

MINUTES – Continued:

BUCKY BUCHANAN, Attorney, 300 South Maryland Parkway, appeared on behalf of the applicant who could not attend the meeting due to health concerns. He thought the approval should be granted because the site is buffered by vacant land on the east, west and southwest. The property has had liquor before and has existed for some time. Because the site experienced problems with liquor sales three years ago is not a valid reason to deny the application at this time. The owners have been Las Vegas residents for some time now and they have operated good businesses in both the county and the city. He did not anticipate any problems with the establishment when being run by the Ginns. The site is 400 feet from the church mentioned by staff; however, the requirement can be waived because Owens Avenue is a 100 foot right-of-way.

TIM NAAS, 1718 Goldhill Avenue, disagreed with ATTORNEY BUCHANAN'S statement regarding the land west of the site being vacant. The Bonanza Village, a walled community is directly to the west of the site. He questioned how the attorney could claim there would be no problems when there is a history of problems at this location. MR. NAAS explained that one block away, there is an establishment called Champs near an Arco. The Friday prior, six individuals were filmed exiting with beer and loitering at the Sears Service Center across the street. Two Metro units were called to break up a domestic dispute that occurred there. MR. NAAS also noted individuals loitering in the landscaping of Arco and Champs as well as on the loading dock at Sears. He felt this application might be an impetus for the neighborhood to band together against the existing problems regarding alcohol availability and actions that result from it. If the application is approved, a Boys and Girls Club will be located between the subject site and Champs and Arco.

MR. NAAS thought the neighborhood was salvageable and applauded the efforts of the City to complete a beautification project on Martin Luther King Boulevard. Bonanza Road is going to be improved as well. Applications such as this are against the spirit of the improvements underway in the community. He stated the application could not and must not be approved.

LEROY BASS, 1321 Sharon Road, Bonanza Village Resident, agreed with MR. NAAS. He thought limiting alcohol sales community would help keep control over the neighborhood.

PATRICIA JACOBS, 1561 Comstock Drive, Bonanza Village Resident for over nine years, said she was enraged to receive notice of this application. She recalled the struggle to get rid of the drug users, dealers and drunks from the corner. She had no argument with Pat's Chinese Food as it is now. It is very quiet and causes no problems. Introducing alcohol will bring the drug users and dealers again. She requested the application be denied.

KARL ARMSTRONG, 1931 Fair Avenue, Bonanza Village Resident, agreed that the residents

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 33 – SUP-6719

MINUTES – Continued:

in the neighborhood did need to be renovated. Alcohol always seems to cause problems in this area. The residents are okay with a business trying to operate but would like to see it done without alcohol. There are a number of alcohol selling establishments in the area and they seem to encourage loitering. The proposed liquor establishment would have an impact on the children at the daycare facility as it is the less than 400 feet away.

ATTORNEY BUCHANAN rebutted by saying in Clark County, there is alcohol on almost every corner with 7-11's and that does not equate to drugs being associated with alcohol. Pat's Chinese Kitchen and the Ginn family would not run their businesses like that. There would not be drunks or drug addicts hanging around the establishment. They are business people and would like to have this added incentive for their business.

COMMISSIONER EVANS asked DEPUTY CITY ATTORNEY BRYAN SCOTT to clarify non-waivable conditions as defined by Title 19. He wondered if there was an ability to waive the distance issues because of a street width. DEPUTY CITY ATTORNEY SCOTT explained that about a year and a half ago a passive ordinance was approved so that certain waivers could be granted between taverns and certain protected uses. There was a provision allowing a waiver from the 1,500 foot distance separation if the use was separated by a 100 foot right-of-way. He confirmed with MR. LEOBOLD that the distance separation for this type of use is waiveable through the Special Use Permit with a request for the waiver. The 100 foot waiver would apply to taverns, not this type of use. MARGO WHEELER, Planning and Development Department, pointed out that the information was available to the Commissioners on Page 5 of the staff report.

ATTORNEY BUCHANAN stated that the items listed on Page 5 with asterisks indicating the items that were not waiveable, did not apply when separated from a protected use by a 100 foot right-of-way. DEPUTY CITY ATTORNEY SCOTT felt it did apply because they referenced the ability to waive the distance between two taverns. He was unaware of an ordinance being approved that allowed waiving the distance between off-premise consumption uses and protected uses with a 100 foot right-of-way.

MS. WHEELER noted that Number 7 on Page 6 of the staff report referenced the minimum distance requirements set forth in Section 1. DEPUTY CITY ATTORNEY SCOTT read from Title 19.04, Part 7, and established this application is allowed and a waiver could be granted.

COMMISSIONER EVANS concurred with staff's analysis that the area is sensitive and the waiver would not be appropriate.

ATTORNEY BUCHANAN said the conditions would help to regulate the establishment and the applicant did concur with all conditions.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 33 – SUP-6719

MINUTES – Continued:

COMMISSIONER McSWAIN stated the standards give the Board the ability to scrutinize each application to find justification for the request. She did not feel the justification offered warranted the approval of the waiver. She noted the site is an old gas station. She tries to support business owners who offer full services to their customers. Considering the separation issues and the community's feelings, she could not support the item.

COMMISSIONER GOYNES said the application had a quality of life type of impact on the neighbors. He was glad to see people of the neighborhood coming out to make a stand. Alcohol can cause people to loiter outside. He mentioned that Councilman Weekly had licenses revoked from similar stores on D Street because of the selling of drug paraphernalia and the alcohol, and there has been a drastic change in the community. That needs to be preserved and the area must continue to be improved. He would not support the item.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:16 – 8:36)

2-1007

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

TMP-6625 - TENTATIVE MAP - BATH & CHIEFTAIN - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: ISOLA SALVO, LLC, ET AL - Request for a Tentative Map FOR A 60-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND A WAIVER OF TITLE 18.12.160 TO ALLOW A MINIMUM OF 82 FEET BETWEEN INTERNAL STREET INTERSECTIONS WHERE 125 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.06 acres adjacent to the southwest corner of Bath Drive and Chieftain Street (APNs 125-19-701-009 and 010), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, explained that normally in cases like this where there is a waiver required, staff prefers to process that waiver through the Planning Commission and Council and then hear the Tentative Map. However, the requirement for the waiver was not

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 34 – TMP-6625

MINUTES – Continued:

discovered until after approval of the site plan when the Tentative Map was submitted. The waiver requirement relates to the internal offset from the entrance to the site. That offset is approximately 82 feet and the minimum requirement is 125 feet per Code. Regarding the Tentative Map itself, it proposes a 60 lot single family residential development on 5.06 gross acres. The internal private streets are 37 feet wide and lot sizes range from 2,032 to 2,394 square feet. Setbacks are 10 feet for front yards, 20 feet to the garage door, 8.8 feet in the rear, three feet on the side and 10 feet for corner side setbacks. Staff supported the request with the waiver.

ED TANEY, Taney Engineering, 4445 South Jones Boulevard, Suite 1, appeared on behalf of the applicant and concurred with staff's recommendations.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:36 – 8:38)

2-1730

CONDITIONS:

Planning and Development

1. All development shall conform to the Conditions of Approval for Rezoning [ZON-5702], Variance [VAR-5705], Special Use Permit [SUP-5870] and Site Development Plan Review [SDR-5704].
2. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
3. Approval of a Waiver of Title 18.12.160 has been granted.
4. Street names must be provided in accord with the City's Street Naming Regulations.
5. As an attachment to the civil bond, any part of which shall not be released until this condition has been satisfied and prior to the sale of any lots or units the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and must

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 34 – TMP-6625

CONDITIONS – Continued:

include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels.

6. All development shall conform to the Town Center Development Standards Manual.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. Petition of Vacation, VAC-5707, shall record prior to the recordation of this Final Map or the issuance of any permits for this site, whichever may occur first.
10. Dedicate an additional 10-feet of right-of-way for a total half-street width of 40 feet on Bath Drive adjacent to this site.
11. The cross section for Bath Drive shall be an “80-foot Town Center Collector” that consists of a 7-foot sidewalk and a 5-foot amenity zone.
12. Site development to comply with all applicable conditions of approval for ZON-5702, SDR-5704 and all other applicable site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6696 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BANKWEST OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 10,617 SQUARE-FOOT FINANCIAL INSTITUTION AND WAIVERS OF BUILDING PLACEMENT AND FOUNDATION LANDSCAPING STANDARDS on 1.33 acres adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN 163-06-101-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

McSWAIN – APPROVED subject to conditions – UNANIMOUS with NIGRO excused

To be heard by the City Council 7/20/05

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning & Development, explained that the overall site was previously approved through SDR-1136 in February of 2003 at City Council. This pad site has come forward with refinements requested by the applicant. The perimeter landscaping has been installed per the previous approval; however, the revised plan recently submitted removed the trash enclosure that had been initially proposed at the north edge of the parking area. The applicant explained that they would share an existing enclosure along the north property line with the adjacent owner, and staff received a letter from that owner confirming the arrangement. There is a drive-thru lane that wraps around the building to provide access to the teller lanes and

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 35 – SDR-6696

MINUTES – Continued:

staff found the building placement waiver is acceptable. There was also a request for a foundation landscape waiver but that is no longer necessary because there is a 14-foot landscape entry provided between the entry and the parking area. Staff recommended approval.

RAY FINKEL, Gerald Garapich Architects, 10 Commerce Center Drive, appeared on behalf of the applicant and concurred with all conditions. He said that it has taken a lot of work with the neighboring developer to get to this point and assured the Commission that the building would be very nice. MR. FINKEL asked that the vote be Final Action. VICE CHAIRMAN TRUESDELL explained it must be heard before the Council because of the waiver involved.

COMMISSIONER McSWAIN said the Bankwest of Nevada banks are nice and this would be a nice addition to the corner. Staff's assessment regarding the building placement is appropriate and she would support the item.

No one appeared in opposition.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(8:38 – 8:42)

2-1848

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted [by the City Council].
2. Conformance to all applicable conditions of approval of parent Site Development Plan Review (SDR-1136).
3. All development shall be in conformance with the site plan and building elevations date stamped 06/15/05, except as amended by conditions herein.
4. A waiver of the building placement standard is hereby granted.
5. Prior to the time application is made for a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 35 – SDR-6696

CONDITIONS – Continued:

6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to show minimum 24-inch box trees at the end of all parking rows. The plan shall also show a minimum of five (5) five-gallon and five (5) one-gallon shrubs for each 24-inch box tree provided within parking lot planter fingers.
7. Prior to the issuance of building permits, a revised, stamped landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5 percent of the total landscaped area as turf.
8. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.]
9. Any new property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
13. Coordinate with the Collection Systems Planning Section of the Department of Public Works to relocate the existing public sewer and public sewer easement providing service for this development, to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any

PLANNING COMMISSION MEETING OF JUNE 23, 2005
Planning and Development Department
Item 35 – SDR-6696

CONDITIONS – Continued:

permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

14. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south and the parcel at the southwest corner prior to the issuance of any permits.
15. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
16. Site development to comply with all applicable conditions of approval for Z-17-90, SDR-1136, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-6703 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: DECAR ENTERPRISES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 24-STORY CONDOMINIUM HOTEL WITH ACCESSORY WEDDING CHAPEL AND RETAIL USES AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE AND STEPBACK STANDARDS on 0.62 acres at 1205 Las Vegas Boulevard South (APN 162-03-112-027), C-2 (General Commercial) Zone, Ward 3 (Reese).

C.C.: 07/20/05

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends **APPROVAL**.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 10 [VAR-6681], Item 11 [WVR-6682] and Item 31 [SUP-6690] to the 7/28/2005 Planning Commission Meeting; Item 9 [VAC-6725] and Item 36 [SDR-6703] to the 8/11/2005 Planning Commission Meeting; TABLE Item 37 [TXT-6120]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SUP-6713] – UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.

(6:05)
1-47

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - TXT-6120 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.040, "R-PD Residential Planned Development District"; Title 19.08.040, "Residential District Development Standards"; and Title 19.20.020, "Words and Terms Defined" to define the Residential Planned Development Standards; and to amend Title 18.10.150 and Title 18.12.120 to add the wording 'private alleys' and Title 18.12.100 to indicate private street widths may be reduced in a R-PD development.

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be **TABLED**.

BACKUP DOCUMENTATION:

1. Location Map – Not Applicable
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter – Not Applicable

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 10 [VAR-6681], Item 11 [WVR-6682] and Item 31 [SUP-6690] to the 7/28/2005 Planning Commission Meeting; Item 9 [VAC-6725] and Item 36 [SDR-6703] to the 8/11/2005 Planning Commission Meeting; TABLE Item 37 [TXT-6120]; and WITHDRAW WITHOUT PREJUDICE Item 32 [SUP-6713]– UNANIMOUS with NIGRO excused

MINUTES:

There was no discussion.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JUNE 23, 2005

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

COMMISSIONER GOYNES said what a pleasure it was to know and work with COMMISSIONER McSWAIN. She kept the Board balanced and he applauded her for her charitable work done with Safe Nest. He said she would be missed and wished her luck.

(8:42 – 8:44)

2-2102

COMMISSIONER McSWAIN said it was a tremendous honor to participate on the Planning Commission board. She thanked former CITY COUNCILWOMAN LYNETTE BOGGS MCDONALD for giving her the opportunity to do so. She was very impressed by the expertise and thoughtfulness of the other Commissioners and was amazed at the volume of information Planning staff has to deal with to prepare the Commissioners for their meetings. She thanked staff for all of their hard work. The Commissioner also thanked MARGO WHEELER for her assistance and former Director BOB GENZER for his dedication.

COMMISSIONER McSWAIN also wanted to acknowledge the community at large and especially the individuals who come before the Board. She was impressed with the number of individuals who get involved with their neighborhoods. The community is very helpful in bringing to light some perspective that staff could not ascertain from a neighborhood point of view. She thanked her husband, family and the staff at Terra Contracting for supporting her in this position, which has taken a lot of her time.

VICE CHAIRMAN TRUESDELL noted that the positions do take a great amount of time and that is something that many people do not understand. He thanked her for all of her efforts.

(8:50 – 8:53)

2-2360

MEETING ADJOURNED AT 8:54 P.M.

Respectfully submitted:

LEAN COLEMAN, DEPUTY CITY CLERK

ANGELA CROLLI, DEPUTY CITY CLERK